



General Assembly

February Session, 2004

Raised Bill No. 448

LCO No. 1547

01547_____PD_

Referred to Committee on Planning and Development

Introduced by:
(PD)

***AN ACT REQUIRING SUBDIVISIONS TO COMPLY WITH
SUBSEQUENTLY ENACTED ZONING REGULATIONS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-26a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage and*
3 *applicable to any lot in a subdivision plan approved before, on or after the date*
4 *of passage*):

5 (a) Notwithstanding the provisions of any general or special act or
6 local ordinance, when a change in the subdivision regulations is
7 adopted by the planning commission of any town, city or borough, or
8 other body exercising the powers of such commission, no subdivision
9 plan which has been approved, prior to the effective date of such
10 change, by such planning commission or other body, and filed or
11 recorded with the town clerk, shall be required to conform to such
12 change.

13 (b) Notwithstanding the provisions of any general or special act or
14 local ordinance, when a change is adopted in the zoning regulations or
15 boundaries of zoning districts of any town, city or borough, no lot or

16 lots shown on a subdivision plan for residential property which has
 17 been approved, prior to the effective date of such change, by the
 18 planning commission of such town, city or borough, or other body
 19 exercising the powers of such commission, and filed or recorded with
 20 the town clerk, shall be required to conform to such change for a
 21 period of ten years after the date the subdivision was recorded with
 22 the clerk of such town, city or borough. Following the expiration of
 23 such period, any new construction or improvements in such
 24 subdivision shall be required to conform to such change, except that no
 25 lot or lots shall be required to conform to any change in minimum
 26 requirements for lot size, dimension or frontage from those shown on
 27 the approved subdivision plan. For purposes of this section, minimum
 28 requirements for lot size, area or dimension shall be deemed to
 29 include, but not be limited to, requirements for width, depth, frontage,
 30 buildable land, buildable area and buildable square.

This act shall take effect as follows:	
Section 1	<i>from passage and applicable to any lot in a subdivision plan approved before, on or after the date of passage</i>

Statement of Purpose:

To provide that for a period of ten years after recording of a subdivision, no lots would be required to conform to zoning changes and to provide that minimum lot size area, dimension or frontage would be permanently protected.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]